

Site Address: 7800 & 7850 Dupont Ave S

**HOM FURNITURE REMODEL**

Plat name: **HOLLINBECK ENTERPRISES ADDITION**

Proposal: Preliminary and/or Final Development Plan; Rezoning for expansion **CIVIL PLANS**

## PUBLIC WORKS DEPARTMENT DEVELOPMENT PLAN REVIEW

City of Bloomington 1700 West 98<sup>th</sup> Street, Bloomington, MN 55431 952-563-4870

**Applicant Information:** Wayne Johansen  
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612-325-0205

**Case No:** 09334ABC-15

**Permit No:**

**Scheduled for:** Informal DRC: 8/11/15 9/15/15 Item #5  
Formal DRC: 10/20/15 Item #1

Planning Commission: 11/19/15  
City Council: 12/21/15

**Date Received:**

**Return to:**

**Due Date:**

8/6/15	9/10/15	10/15/15	
Londell Pease	Nick Johnson	Nick Johnson	
8/10/15	10/19/15	10/19/15	

Plan Reviewer	Date	Date	Date	Date
<b>Development/Services Section – 952-563-4862</b>				
Jen Desrude (JCD), Civil Engineer	8/10/15		10/19/15	
<b>Traffic Section</b>				
Amy Marohn (ALM), Civil Engineer		9/14/15		
Tom Bowlin (TPB), Civil Engineer			10/19/15	
Kirk Roberts (KAR), Traffic & Trans. Engineer	8/10/15			
<b>Street Design &amp; Construction Section</b>				
Steve Jorschumb (SKJ), RLS	8/10/15	9/14/15	10/19/15	
Julie Long (JML), Senior Civil Engineer	8/10/15	9/14/15	10/19/15	
Bob Simons (BPS), Civil Engineer	8/10/15	9/14/15	10/19/15	
<b>Water Resources Section</b>				
Bryan Gruidl (BRG), Sr. Water Resources Manager				
Steve Segar (SWS), Civil Engineer	8/10/15	9/14/15	10/19/15	
<b>Utilities Division</b>				
Tim Kampa (TKK), Civil Engineer	8/10/15	9/14/15	10/19/15	
Eric Wharton (ECW), Civil Engineer				
<b>Maintenance Section</b>				
Dave Hanson (DLH), Assist. Maint. Superintendent				
<b>Administration</b>				
Jim Gates (JBG), Deputy Director of PW				
Karl Keel (KPK), Director of Public Works				
Shelly Pederson (SAP), City Engineer	8/10/15			

Email

## 1. Development/Services Section (Plats, Easements, Agreements, Misc.)

CC = Council Condition of Approval

PR = Plan Requirement - need to revise plans or satisfy comment prior to the issuance of permits

S/R = Suggestion/Recommendation

CC	PR	S/R	Comment	Date & Initial	Date Complete
<b>Miscellaneous Comments</b>					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Furnish a revised Grading, Drainage, Utility, and Erosion Control plan. Plans shall be reviewed and approved by the City Engineer prior to issuance of permits.	8/10/15 JCD	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<del>MN licensed Civil Engineer must design and sign all civil plans, including Grading, Drainage, Utility and Erosion Control plans.</del>	<del>8/10/15 JCD</del>	10/19/15 JCD
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<del>Connection charges shall be due prior to issuance of utility permits — dollar amount to be determined.</del>	<del>8/10/15 JCD</del>	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prior to the issuance of the Certificate of Occupancy, developer/contractor must submit electronic utility as-builts to the Public Works Department.	8/10/15 JCD	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Transportation Demand Management (TDM) Plan shall be submitted prior to the issuance of permits. TDM agreement shall be finalized prior to the issuance of the Certificate of Occupancy.	8/10/15 JCD	
<b>Standard Notes to Add to Plan</b>					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Temporary street signs, lighting, and addresses shall be provided during construction.	8/10/15 JCD	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Contractor shall obtain a Public Works Permit Application for obstructions and concrete work within Right-of-Way. Permit is required prior to removals or installation. Contact Sean Jenkins at 952-563-4545 or <a href="mailto:sjenkins@BloomingtonMN.gov">sjenkins@BloomingtonMN.gov</a> permit application and for fee information.	8/10/15 JCD	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public Works permit application for underground work within the Right-of-Way is required prior to removal or installation of sanitary, water or storm work within the public right-of-way. Contact Utilities at 952-563-4568 for permit application and for fee information.	8/10/15 JCD	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Restore City street by complying with the City Street Improvement Policy; contact Utilities (952-563-4568) for the requirements and show this on the plan.	8/10/15 JCD	

## 2. Traffic Section & Street Design / Construction Section

### Traffic

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<del>Furnish a construction traffic control plan. Plans shall be reviewed and approved by the City Engineer prior to the issuance of permits. Plan shall include:</del> [Plans submitted do not identify any work with in Public rights-of-way, therefore comment no longer applicable].	<del>8/10/15 KAR</del>	10/19/15 TPB
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a signing and pavement marking plan for circulating traffic with appropriate references to signs selected in MMUTCD. [Not included. Please Provide].	8/10/15 KAR	

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Disabled parking signage and pavement markings shall be placed in accordance with ADA and MMUTCD. See Redlines Sheet C4. Please change sign references to those redlined.	8/10/15 KAR/ 10/19/15 TPB	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<del>All signing to be installed outside of city right-of-way.</del>	<del>8/10/15 KAR</del>	10/19/15 TPB
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide ADA route from existing sidewalk on Dupont Ave. to front entrance to building.	8/10/15 KAR	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<del>Public Works/Traffic will not support a reduction in reqd. parking or proof of parking w/out a traffic study showing adequate parking provided for retail use.</del>	<del>8/10/15 KAR</del>	10/19/15 JCD
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Please add dimension to drive aisle width by new pylon location in NE corner of site (as shown it looks narrow for two-way traffic).	10/19/15 TPB	
<b>Standard Traffic Notes to Add to Plan</b>					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<del>All parking stalls to be painted with white striping.</del>	<del>8/10/15 KAR</del>	10/19/15 TPB
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All construction and post-construction parking shall be on-site – no on-street parking/loading/unloading allowed. (Add to removal, utility or site plan sheets)	8/10/15 KAR	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All public sidewalks shall not be obstructed.	8/10/15 KAR	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Storage of materials or equipment shall not be allowed on public streets or within public right-of-way. (Add to removal, utility or site plan sheets)	8/10/15 KAR	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Street lighting and interconnect conduit must be exposed for city inspection prior to pouring concrete or backfilling excavations in city right-of-way.	8/10/15 KAR	
<b>Street Design</b>					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show and label all property lines and easements on all plan sheets. <del>2 lots shown as 1.</del>	8/10/15 SKJ	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No landscaping, ponds, retaining walls, or any structure shall be placed or constructed within public right-of-way or easements. Trees proposed in ROW along Dupont and in easements along Clover Drive.	8/10/15 SKJ	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Private underground facilities owned by the customer are those private facilities installed typically behind the meter, like irrigation lines, invisible dog fences, parking lot lighting and others. The property owner or tenant is responsible to locate those private facilities or hire someone to locate these lines during construction when a Gopher State One Call ticket is placed.	8/10/15 JML	
<b>Parking</b>					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Bicycle parking spaces shall be provided (i.e., bike rack), number to be approved by the City Engineer.	8/10/15 KAR	

### 3. Water Resources Section No Additional comments on Rezoning.

#### Storm Water Comments

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>A Stormwater Management Plan/Report shall be provided which includes:</p> <ul style="list-style-type: none"> <li>Stormwater Rate Control – No net increase in runoff.</li> <li>Storm Water Volume Control – no increase in volume.</li> <li>Water Quality Treatment meeting requirements of Bloomington Comprehensive Surface Water Management Plan (CSWMP) <a href="http://bloomingtonmn.gov/cityhall/dept/pubworks/engineer/waterres/mgmtplan/surfacewtr/surfacewtr.htm">http://bloomingtonmn.gov/cityhall/dept/pubworks/engineer/waterres/mgmtplan/surfacewtr/surfacewtr.htm</a></li> <li>Maintenance Schedule/Plan for Stormwater BMP signed by property owner to be filed on record with Hennepin County. Proof of filing must be submitted to Engineering.</li> <li><del>Proposed building additions (&lt;5000 SF) may need narrative detailing no change in impervious coverage satisfying rate/volume. Proposed ramp will trigger full stormwater management.</del></li> <li>Provide narrative &amp; stormwater calculations for storm sewer alterations/storage system.</li> <li>Provide plan and profile of storm sewer.</li> </ul>	8/10/15 SWS	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><del>An NPDES construction site permit and SWPPP shall be provided. The name and phone number of party responsible for erosion control shall be included; if greater than, one acre is disturbed. (for ramp construction)</del></p>	8/10/15 SWS	10/19/15 SWS

#### Erosion/Sediment Control Comments

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>An Erosion Control Plan shall be provided which includes:</p> <ul style="list-style-type: none"> <li>Erosion Control BMP locations shown on the plan.</li> <li>Notes for maintenance (1/3 capacity, damage, tracking onto streets) and inspection (who is responsible, frequency), etc., consistent with the <i>MPCA Protecting water Quality in Urban Areas</i> BMP Manual (Nov. 2000).</li> <li>Use of updated City of Bloomington Standard Details from the City of Bloomington website: <a href="http://bloomingtonmn.gov/information-sheets-and-handouts-engineering-division">http://bloomingtonmn.gov/information-sheets-and-handouts-engineering-division</a></li> <li>No bales allowed for inlet protection and/or ditch checks.</li> <li>All materials shall meet MnDOT approved materials list: <a href="http://www.mrr.dot.state.mn.us/materials/apprprod.asp">www.mrr.dot.state.mn.us/materials/apprprod.asp</a></li> <li>Use approved inlet protection at all active storm sewer inlets; only basket or sack style in traffic areas.</li> </ul>	8/10/15 SWS	
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#### General Comments

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Submit a copy of Nine Mile Creek Watershed District (NMCWD) comments and permit prior to the issuance of City of Bloomington permits. Rules, requirements, and contact information can be found at <a href="http://www.ninemilecreek.org">www.ninemilecreek.org</a>. &gt;5000 sf or 50 cy of disturbed area will require NMCWD permit.</p>	8/10/15 SWS	
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### 4. Utilities Division

#### Code Requirements

<input checked="" type="checkbox"/>			<p>Unused water services shall be properly abandoned (Sec. 11.15). One in the NE corner of the Lot.</p>		
<b>General</b>					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Sewer Availability Charge (SAC) be satisfied. Contact the Met Council at 651-602-1378 for a SAC determination, which is required by the Metropolitan Council Environmental Services.</p>	8/10/15 TKK	

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a Civil plan showing existing and proposed utilities, and how they are affected by this project. C1 plan is incomplete.	8/10/15 TKK 10/19/15 TKK	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<del>Make sure there is an easement for access to the public water and sewer mains south of the building.</del>	<del>8/10/15 TKK</del>	10/19/15 TKK

#### **Sanitary Sewer**

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	An inspection manhole is required on all commercial sewer services. Add a manhole to the exist service to North Side of Hom.	8/10/15 TKK	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use standard short cone manholes (no steps allowed).	8/10/15 TKK	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Install interior chimney seals on all sanitary sewer manholes.	8/10/15 TKK	

### **5. Maintenance Section**

<input checked="" type="checkbox"/>	No comment.				
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